



SAFE HOME / LEADSAFE CHARLOTTE
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

BID OPENING CERTIFICATION RECORD

Date of Bid Walk: 9/10/20 Due Date: 9/17/20 HNS 21-15

Public Body Estimate

Address	PBE Amount	PBE -15%	+15%
2500 Elon St.	38,933	33093	44,773

Bid Results

Addresses	Bidder 1	Bidder 2	Bidder 3	Bidder 4	Bidder 5
2500 Elon St.	SJC 38,640	AVM 42,100	JASPER 41,650		

Bid Walk Attendees

SJC	Schultz	
GTB		
AVM		
Jasper		

This is to certify that bids for the job identified above were publicly opened and read aloud in the Neighborhood & Business Services Office located at 600 E. Trade Street, Charlotte, NC.

Bids Opened By: *Michael L. [Signature]*

Bids Recorded By: *Michael L. [Signature]*

Witnessed By: _____

Date: 9/17/2020

Note: Responsive bids are those which fall within a range of 15% above and 15% below the public body cost estimate. As a general rule, the lowest responsive bid is recommended to the property owner for consideration.



Invitation to Bid HNS 21-15

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 2500 Elon St.		REHAB ONLY
Bid Walk: September 10, 2020 @ noon		
Bid Opening: September 17, 2020 @ 2:00 pm		
Client Name:		Contact Number:
Project Manager: Mike Taylor		Contact Number: 704-336-4115

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at Mike Taylor (cell # 980-215-1156).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **2500 Elon St** to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

thirty eight thousand six hundred forty dollars Dollars (\$38,640)

Written total

Specs Dated: 8/26/20 Number of Pages: 6

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: Minimum Start Date -

Completion Deadline:

Please Print and Sign:

SJC Construction

Company Name/Firm:

Stacey Byrd

Authorized Representative Name:

Signature:

Date:

09-17-2020

Work Specification

Response Due: 8/26/2020 11:30 am

Prepared By:

City of Charlotte Housing & Neighborhood Services

600 E. Trade Street

Charlotte, NC 28202

(704) 336-7600

Property Details

Address: 2500 Elon St
Charlotte, NC 28208

Owner: Cornelius Danzey

Owner Phone: (980) 395-3677

Structure Type: Single Unit

Program(s): Tested- HAS LEAD
Safe Home FY 2018

Square Feet: 2456

LeadSafe 2016

Year Built: 1953

Healthy Homes LBP 2016

Property Value: 114700

X - SH FY18 Not Ranked

Tax Parcel: 07106210

Census Tract:

Property Zone: Council District 3

Additional Comments

Rehab Scope of Work for Bid Package

Repairs

Description

Floor

Room

Exterior

All Contractor's Project Requirements

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtain all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods.

Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

$$\begin{array}{rcccl} \text{Bid Cost:} & \$2,100 & \times & 1 & = & \$2,100 \\ & \text{Base} & & \text{Quantity} & & \text{Total Cost} \end{array}$$

Work Specification

Exterminate Termites

General Requirements

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost:	\$490	X	1	=	\$490
	Base		Quantity		Total Cost

Upgrade Electrical System

Building Systems

Upgrade the electrical system to comply with the requirements of the NC Electrical Code and the Construction Specifications. This includes but is not limited to:

*Replace electrical service with new 110/220 volt, 200 amp panel with main disconnect and 24 circuit panel board; meter socket; weather head; service cable; and ground rods and cable. Caulk exterior service penetrations. Label circuits legibly. Replacement of all sub-panels is included.

*Install GFCI breakers on all two wire receptacle circuits. Install GFCI/AFCI breakers on all two wire bedroom receptacle circuits. Label outlets per Code requirements.

* install smoke and CO detectors as required by the Electrical Code

*install GFCI devices per Code at the kitchen countertops.

*Replace receptacles, switches, and cover plates at all existing outlets.

*correct all unsafe conditions and illegal wiring methods

*existing wiring may be re-used provided it is in good condition and complies with the Electrical Code

* scope includes repair of all ceiling, wall, and floor tear out.

Bid Cost:	\$5,500	X	1	=	\$5,500
	Base		Quantity		Total Cost

Install Combination Vent Fan with Light

Bathroom

Remove existing light in the bathroom ceiling.

Install a switched ceiling mounted Energy Star rated combination exhaust fan with light in the ceiling. Fan shall be quieter than 2 sones when moving air at 100 cfm.

Proper installation of metal vent and roof cap/damper assembly is included.

Installation of all necessary wiring for fan and switch is included. Existing wiring and switch location may be used if in good condition and complies with Electrical Code.

All materials and work shall comply with the Electrical and Mechanical Codes.

Repair all tear out.

Bid Cost:	\$300	X	1	=	\$300
	Base		Quantity		Total Cost

Work Specification

Floor System Repair

Hall

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated girders.

Install interlocking vinyl plank flooring with a lifetime warranty. Owners' choice of colors.

$$\begin{array}{rcl} \text{Bid Cost: } \$1,800 & \times & 1 \\ \text{Base} & & \text{Quantity} \\ \hline & & = \$1,800 \\ & & \text{Total Cost} \end{array}$$

Floor System Repair

Living Room

Install two masonry piers on concrete footings under the center point of the span of the five rightmost joists in the living room. Piers and footers shall be sized to meet Code requirements. Install a dropped girder on the piers to support the five joists at the mid point. Sister three damaged joists full length from existing girder to newly installed dropped girder.

NOTE: Access the area of repairs when the hall floor system is open for repairs so the hardwoods in the living room are not disturbed.

$$\begin{array}{rcl} \text{Bid Cost: } \$700 & \times & 2 \\ \text{Base} & & \text{Quantity} \\ \hline & & = \$1,400 \\ & & \text{Total Cost} \end{array}$$

Floor System Repair

Middle Bedroom

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and girders.

Install interlocking vinyl plank floor covering with a lifetime warranty. Owner's choice of colors.

$$\begin{array}{rcl} \text{Bid Cost: } \$2,800 & \times & 1 \\ \text{Base} & & \text{Quantity} \\ \hline & & = \$2,800 \\ & & \text{Total Cost} \end{array}$$

Floor System Repair

Kitchen

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists.

Install interlocking vinyl plank flooring with a lifetime warranty. Owners' choice of colors.

$$\begin{array}{rcl} \text{Bid Cost: } \$3,400 & \times & 1 \\ \text{Base} & & \text{Quantity} \\ \hline & & = \$3,400 \\ & & \text{Total Cost} \end{array}$$

Work Specification

Replace/Install Duct Work System

Building Systems

Remove existing HVAC duct work and plenums and dispose of properly.

Install new a new supply and return ductwork and air delivery system from the existing gaspack to the existing supply vents and air return grill.

Ductwork shall be R-8 and mastic sealed and shall comply with all requirements of the Construction Specifications and the NC Mechanical Code.

$$\begin{array}{rcl} \text{Bid Cost: } \$4,200 & \times & 1 \\ \text{Base} & & \text{Quantity} \\ \hline & & \text{Total Cost} \end{array} = \$4,200$$

Replumb Waste Lines & Vents

Building Systems

Remove old drain lines from kitchen sink, washing machine and shower from fixtures back to the newly installed main drain under the commode.

Install new PVC drain lines to service the shower, the washing machine, and the kitchen sink. All materials and work shall comply with the Plumbing Code.

$$\begin{array}{rcl} \text{Bid Cost: } \$1,350 & \times & 1 \\ \text{Base} & & \text{Quantity} \\ \hline & & \text{Total Cost} \end{array} = \$1,350$$

Replace Sewer Line

Building Systems

Replace 50 linear feet of sewer line from the new cleanout outside the foundation to just past the damaged section of sewer line in the back yard.

Install a two way cleanout where the new sewer line connects to the existing line.

$$\begin{array}{rcl} \text{Bid Cost: } \$8,250 & \times & 1 \\ \text{Base} & & \text{Quantity} \\ \hline & & \text{Total Cost} \end{array} = \$8,250$$

Install Sump Pump

General Requirements

Clean out existing sump at bottom of stairs.

Install a 1/2 HP sump pump with an automatic on/off switch and a permanent drain line to the exterior.

Use existing power supply.

$$\begin{array}{rcl} \text{Bid Cost: } \$580 & \times & 1 \\ \text{Base} & & \text{Quantity} \\ \hline & & \text{Total Cost} \end{array} = \$580$$

Replace Tub Mixing Valve, Spout, and Trim

Bathroom

Remove the existing tub valve and trim and replace with new per the Plumbing Code and the Construction Standards.

Access the valve through the back side of the tub wall. DO NOT REMOVE TUB SURROUND FINISH MATERIALS.

Scope includes the installation of a removable access panel on the back side of the wall to fit neatly and tightly to the wall surface.

$$\begin{array}{rcl} \text{Bid Cost: } \$800 & \times & 1 \\ \text{Base} & & \text{Quantity} \\ \hline & & \text{Total Cost} \end{array} = \$800$$

Work Specification

Shower Repairs

Bathroom

Remove tile as necessary to access mixing valve and shower drain.

Replace the existing mixing valve and trim and shower drain to comply with the Construction Standards and the Plumbing Code.

Repair the backing around the plumbing elements as necessary. Install owner's choice of new tile to closely match or contrast nicely with the existing tile.

Grout new work and repair grout on old work as necessary.

Bid Cost:	\$750	X	1	=	\$750
	Base		Quantity		Total Cost

Replace Base Cabinets

Kitchen

Replace the base cabinets that form the L-shape that includes the sink base. Maintain the same configuration.

The existing sink will be re-used so the sink base cabinet will have to be custom made or modified to accommodate the sink.

THE EXISTING CABINET BY THE STOVE IS TO REMAIN IN PLACE!

Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost:	\$1,600	X	1	=	\$1,600
	Base		Quantity		Total Cost

Tile Counter Top

Kitchen

Build plywood and tile backer board countertops for the newly installed cabinets.

Install finished wood edging around the countertops to match the cabinets.

Install new tile provided by owners.

Bid Cost:	\$750	X	1	=	\$750
	Base		Quantity		Total Cost

Re-install Existing Dishwasher

Kitchen

Re-install the existing dishwasher at the same location after floor repairs are made.

Bid Cost:	\$120	X	1	=	\$120
	Base		Quantity		Total Cost

Kitchen Faucet

Kitchen

Replace kitchen faucet with new single lever faucet that complies with the Construction Standards. Installation includes replacement of drain lines to the horizontal branch line and shall comply with Plumbing Code.

Bid Cost:	\$300	X	1	=	\$300
	Base		Quantity		Total Cost

Work Specification

Basement Stairs

Basement

Cut off bottom of stair stringers so that stringers rest on a new landing built with pressure treated lumber. Landing shall have a 3' walking surface and be the same width as the stairs.

Install handrails on both sides of the stairs to comply with the Building Code.

Bid Cost:	\$700	X	1	=	\$700
	Base		Quantity		Total Cost

Attic Stair Rails

Attic

Repair and brace the guardrails on the sides of the stair well to meet the requirements of the Building Code.

Install a continuous handrail on one side of the stairs to meet the requirements of the Building Code.

Bid Cost:	\$450	X	1	=	\$450
	Base		Quantity		Total Cost

Repair Downspouts

General Requirements

Replace missing pieces of downspouts and repair downspouts to good working condition.

Install black corrugated pipe at each downspout to direct water away from the foundation.

Bid Cost:	\$600	X	1	=	\$600
	Base		Quantity		Total Cost

Secure Wrought Iron Railing

General Requirements

Attach the existing railing securely to the house at both ends to remove all wobble at the attachment points.

Repair the post at the right side at the top of the stairs to remove all wobble.

Bid Cost:	\$400	X	1	=	\$400
	Base		Quantity		Total Cost

Certification

Contractor Name: SJC Construction

Total Cost: \$38,640

Signature: 

Date: 09-17-2020